

QUITCLAIM DEED WITH COVENANT

001479

TRANSFER
TAX
PAID

39-285

KENNEBEC VALLEY COMMUNITY ACTION PROGRAM, a private, non-profit corporation, with a place of business in the City of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to **JOHN E. RUSSO AND VIOLET E. RUSSO** of the Town/City of Waterville, County of Kennebec, State of Maine, **with quitclaim covenant, as joint tenants**, the land, together with the buildings therein, situated in the City of Waterville, County of Kennebec, State of Maine, more particularly bounded and described as follows:

Parcel One: Beginning at a stone bound in the easterly line of Water Street, which stone bound marks the southwest corner of land now or formerly of William V. Martin, and the northwest corner of land of the grantor; thence southerly along the easterly line of Water Street a distance of forty-five and sixty-five hundredths (45.65) feet to an iron pin; thence easterly at an interior angles of seventy-seven degrees (77°) to an iron pin in the westerly bank of the Kennebec River; thence northerly along the westerly bank of the Kennebec River a distance of fifty-three and five-tenths (53.5) feet to an iron pin marking the southeasterly corner of land of said Martin and the northeast corner of land of the grantor; thence N 68° 30' W along the southerly line of said Martin to the stone bound at the point of beginning.

Parcel Two: Bounded westerly by Water Street; northerly by land formerly of the late Fred Pooler and now of George Vashon; easterly by the Kennebec River; and southerly by land formerly of Sophie Lashus and formerly of one Ralph Mathieu.

Parcel Three: Westerly by Water Street about fifty (50) feet; southerly by land now or formerly of Augustus King; easterly by the low water mark of the Kennebec River; and northerly by the land now or formerly of Perpetue Roderick.

Subject to agreement to establish a common boundary line granted by deed from Peter J. Denney and Blanche M. Denney to Ralph Mathieu dated July 17, 1958, recorded in Kennebec County Registry of Deeds, Book 1122, Page 352; and deed from Ralph Mathieu to Peter J. Denney and Blanche M. Denney dated July 17, 1958, recorded in said Registry, Book 1122, Page 354.

For source of title reference is made to warranty deed from Harvey and Antoinette Giroux to Kennebec Valley Community Action Program dated June 17, 1997, recorded in Kennebec County Registry of Deeds, Book 5394, Page 98.

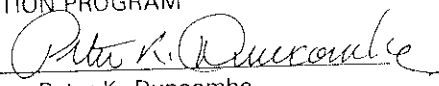
IN WITNESS WHEREOF Kennebec Valley Community Action Program has caused this instrument to be signed and sealed in its corporate name by Peter K.

39-285

Duncombe, its Deputy Director, thereunto duly authorized, this 23rd day of January, 1998.

KENNEBEC VALLEY COMMUNITY
ACTION PROGRAM

By

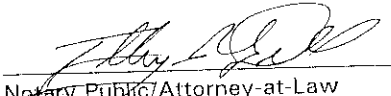

Peter K. Duncombe
Its Deputy Director

STATE OF MAINE
COUNTY OF KENNEBEC

January 23, 1998

Then personally appeared the above-named Peter K. Duncombe, Deputy Director of Kennebec Valley Community Action Program and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,


Notary Public/Attorney-at-Law

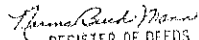
Printed Name:
Commission Expires:

Timothy R. O'Donnell

SRJ012398

RECEIVED KENNEBEC SS.

98 JAN 27 AM 9:00

ATTEST: 
REGISTER OF DEEDS